



FIRST FLOOR



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29 Castle Street, Dover, Kent, CT16 IPT

## Property Details



*the voice of experience*



**28 The Gateway , Dover CT16 ILG**

FABULOUS SEA VIEWS FROM THIS TWO DOUBLE BEDROOM 1ST FLOOR APARTMENT AND ALSO COMES WITH A GARAGE. With lift access to your front door, you will be greeted with sea views from the lounge/diner, kitchen and master bedroom. The apartment has been re-designed to make the most of the sea views and now benefits from a modern kitchen and shower room.

The apartment also benefits from double glazing, permit parking, useful ground floor store room and the a garage.

An early viewing is highly recommended on this chain free property.

- **FABULOUS TWO BEDROOM APARTMENT**
- **WONDERFUL SEA VIEWS**
- **GARAGE & PERMIT PARKING**
- **CHAIN FREE**
- **TWO FRONT BALCONIES**
- **ENERGY RATING - D (66)**



To arrange a viewing please call **01304 246111**





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This 1st floor apartment is situated in the popular straight section of the Gateway development. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour 6 minutes. From the apartment there are some wonderful walks along the promenade, the famous white cliffs and the Western Heights area. There are excellent road links to the M20 to London, and the A2/M2. The St James development which is just across the road offers a range of shops including M&S Foodhall, Next, Cinema and a number of restaurants.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

From the communal entrance hall on the ground floor

take the lift or stairs to the first floor. Door to apartment 28.

Front door opening to entrance hall.

#### Entrance Hall

Radiator. Doorway through to lounge/diner.

#### Lounge/Diner

19'4 x 12'5 (5.89m x 3.78m)

Double glazed window to front with sea views and double glazed patio doors opening to front balcony. Radiators x 2. Open to kitchen and door to inner hallway.

#### Front Balcony 1

10'9 x 5'5 (3.28m x 1.65m)

Sea and promenade views.

#### Kitchen

15'5 x 9'4 max (4.70m x 2.84m max)

Fitted with a modern range of worktop base and wall units including a breakfast bar. Integrated fridge/freezer and space for cooker and washing machine. Storage cupboard with electric consumer board. Waste chute. Double glazed windows to rear with castle views. From the kitchen and breakfast bar area there are sea views via the lounge/diner.

#### Inner Hallway

Drying cupboard and further cupboard with water cylinder. Doors to bedrooms, shower room and WC.

#### Bedroom 1

12'7 x 10'5 (3.84m x 3.18m)

Double glazed windows to front with sea views and double glazed door opening to front balcony. Built in storage cupboard and wardrobes.

#### Front Balcony 2

13'6 x 5' (4.11m x 1.52m)

Sea and promenade views.

#### Bedroom 2

11'2 x 9' (3.40m x 2.74m)

Double glazed window to rear with castle views. Built in storage cupboard.

#### Shower Room

5'3 x 5'1 (1.60m x 1.55m)

Walk in large shower cubicle. Wash basin with cupboard under. Heated towel rail. Frosted double glazed window to rear.

#### WC

Low level WC and wash basin. Frosted double glazed window to rear.

#### Private Store Room

7' x 2'7 (2.13m x 0.79m)

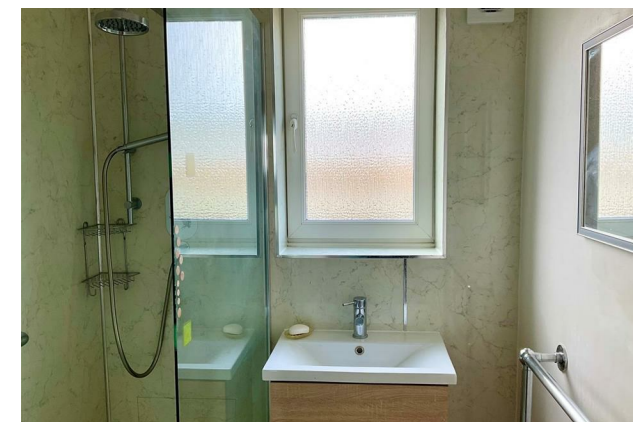
This is located on the ground floor.

#### Garage

17'9 x 9'4 (5.41m x 2.84m)

Garage No 28.

#### LEASE & SERVICE CHARGE DETAILS



The vendor has advised that there is a lease term remaining of 83 years. We have been advised that the apartment comes with a share of the freehold.

The service charge is £4,837.80 and is paid quarterly at £1,205.60. The charges includes ground rent, heating and hot water included. The service charge, covers garden & lift maintenance, cleaning of shared areas, caretaker, chute rubbish collection and building maintenance.

Permit parking is available and is on a first come first serve basis.

The above information should be checked by your legal representative before proceeding.

Council Tax - Band C.

Energy Certificate - D (66)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111



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